

S97-0112

THE ESTATE OF ALMA S. TAYLOR,
GRANTORS
TO
NATHAN TUTOR AND WIFE, MELANIE TUTOR,
GRANTEES

WARRANTY
DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF ALMA S. TAYLOR, do hereby sell, convey, and warrant unto NATHAN TUTOR AND WIFE, MELANIE TUTOR, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 2906, Section "N", Southaven West Subdivision, located in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 5, Pages 8 & 9 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation Alma S. Taylor departed this life on June 11, 1996. That pursuant to will, her estate was filed for probate with the Chancery Court of DeSoto County, Mississippi in Cause No. 99-8-984 wherein Richard Taylor was appointed Executor. That pursuant to an order entered by the Chancellor in said cause on February 28, 1997, the said Richard Taylor was authorized to sell this property and to transfer title to same on behalf of the Estate of Alma S. Taylor. A copy of said order is attached hereto and marked as Exhibit A.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants as recorded in Book 5, Page 8 & 9 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 1997 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 28th day of February, 1997.

STATE MS.-DE SOTO CO.

FILED

THE ESTATE OF ALMA S. TAYLOR

MAR 25 11 37 AM '97

by: *Richard A. Taylor*
Richard A. Taylor,
Executor

BK 314 PG 13
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County, on this 28th day of February, 1997, within my jurisdiction, the within named Richard A. Taylor, who acknowledged that he is Executor of the Estate of Alma S. Taylor and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of February, 1997.

My commission expires:

August 31, 1998

Carolee S. Phipps
Notary Public

Grantors Address:
7170 Country Oaks
Southaven, MS 38671
Phone: Res.-349-3439
Bus.-342-1200

Grantees Address:
7537 Rockingham Drive
Southaven, MS 38671
Phone: Res.- 349-1864
Bus.- 373-1422

Prepared By: Austin Law Firm, P.A.
230 Goodman Suite 510
Southaven, Mississippi 38671
(601) 349-2234

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

RICHARD A. TAYLOR,

EXECUTOR

Cause No. 99-8-984

THE ESTATE OF
ALMA S. TAYLOR

TESTATRIX

ORDER AUTHORIZING THE SALE OF REAL ESTATE

This cause came on to be heard upon the Petition for Authority to Sell Real Estate filed by the Petitioner, Richard A. Taylor, Executor of the Estate of Alma S. Taylor, deceased, and in support would show unto the Court the following facts, to-wit

1. That Alma S. Taylor departed this life on the 11th day of June, 1996, leaving a Last Will and Testament naming the Petitioner, Richard A. Taylor, executor of decedent's Estate. Said Will was duly admitted to probate on the 14th day of August, 1996 and Letter of Testamentary were duly issued to Richard A. Taylor on or about the 14th day of August, 1996.
2. That direct notice was mailed to all known creditors of the deceased and due notice to creditors is in the process of being published by the Executor.
3. Part of the Estate of the decedent is real estate owned by her at her death and located in the City of Southaven, DeSoto County, Mississippi. The Executor believes it is in the best interest of the Estate that the property be sold because there are sufficient assets in the Estate to pay any creditors and because the buyer is willing to pay a purchase price which the Executor feels is beneficial to the Estate. The Petitioner desires to convey to Nathan L. Tutor and Melanie Tutor for Sixty Three Thousand Seven Hundred Fifty Dollars (\$63,750.00) the following described land in DeSoto County, Mississippi.

Lots 2906 in Section "N" Southaven West Subdivision, as per plat thereof recorded in Plat Book 5, pages 8 and 9, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot

Copies of the Contract for Sale and Purchase of Real Estate Agreement and Appraisal are attached to the Petition as Exhibits "A" and "B" respectively.

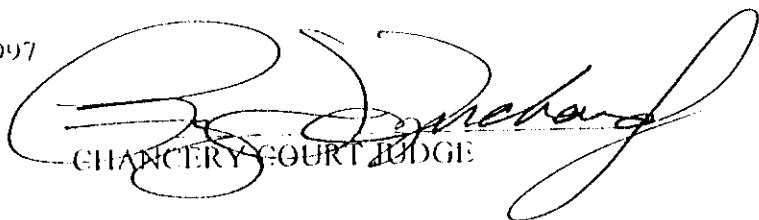
4. The decedent has signed a Last Will and Testament appointing Richard A. Taylor as Executor and Letters Testamentary have been issued to said Executor and acting in that capacity said Executor hereby request authority to sell said real estate and to execute any and all documents to carry out that purpose.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED, that the Petitioner has authority to do all things necessary to consummate the sell of the real estate located in the City of Southaven, DeSoto County, Mississippi, under the terms set forth in this Petition including but not limited to the execution of a Warranty Deed, without bond, confirmation or other requirement of reporting to this Court and upon such terms as Executor deems best to consummate the sell. Relief is granted for general relief as may be proper in the premises.

ORDERED, ADJUDGED AND DECREED, this the 27th day of

February

, 1997


CHANCERY COURT JUDGE